

**TOWN OF TUFTONBORO
PLANNING BOARD
June 16, 2016
MINUTES**

Members Present: Chris Sawyer, Chairman, Bill Marcussen, Selectmen's Representative, John Lapolla, Tony Triolo, Matt Young, Members.

Members Absent: Jack Parsons, Vice-Chairman, John Cameron, Fenton Varney, Members.

Staff Present: Lee Ann Keathley, Administrative Secretary.

Chairman Sawyer opened the meeting at 7:00 PM.

**I. Consideration of Minutes
May 19, 2016**

It was moved by Tony Triolo and seconded by John Lapolla to approve the May 19, 2016 minutes as submitted. All members voted in favor. The motion passed.

**II. Scheduled Appointment
Joy Ramsbotham
Agent: Ted Wright
172 Ledge Hill Road
Tax Map #45-1-5
Two-Lot Subdivision**

Chris Sawyer noted the application is complete.

It was moved by John Lapolla and seconded by Matt Young to accept jurisdiction of the application. All members voted in favor. The motion passed.

Ted Wright submitted revised plans; noting additional information, including topography, was included on the plans. He stated the applicant is requesting a 2-lot subdivision of a 36-acre lot; noting five acres would be carved off of the parcel. He stated because the parcel is 5-acres, there is no requirement to delineate the wetlands. He stated the boundary monuments have been set and requested the following waivers; Section 3.3.3.1.C Surveyed Exterior Lines. He noted that no construction is proposed at this time and the applicant has received a driveway permit and is currently awaiting a street number.

Tony Triolo asked if the lot has been cleared.

Ted Wright replied no.

It was moved by Matt Young and seconded by Tony Triolo to grant a waiver for Section 3.3.3.1.C Surveyed Exterior Lines. All members voted in favor. The motion passed.

Chairman Sawyer opened the public hearing.

Chris Sawyer reviewed the Minor Subdivision checklists.

There being no questions or comments, Chairman Sawyer closed the public hearing.

It was moved by John Lapolla and seconded by Matt Young to approve the Joy Ramsbotham Subdivision as submitted. All members voted in favor. The motion passed.

Chris Sawyer signed the Subdivision plans and Mylar plan and provided two copies of the signed plans to the applicant.

III. Discussion Items

a. Sale of Town Owned Property, TM #44-1-19

Bill Marcussen stated the BOS have requested input from the Planning Board regarding the sale of Tax Map #44-1-19, 4 Old Woods Road; noting the BOS wish to sell the property prior to owning the parcel for three years. He stated the property would be sold at auction and the abutters would be noticed of the sale. He noted that any excess proceeds of the sale would be provided to the former owner of the property.

Matt Young questioned the condition of the property.

Bill Marcussen stated a junk car, garbage, brush, cans, etc. are located on the property.

Matt Young expressed concern regarding liability from the condition of the property.

Chris Sawyer noted the lot would be sold "as is".

It was the concensus of the Board to recommend to the BOS the sale of the property.

b. Town of Tuftonboro Lot Merger, TM #43-2-50, 43-2-2

Bill Marcussen stated the BOS have agreed to merge the Town House parcel with the back lot.

It was moved by Matt Young and seconded by Tony Triolo to approve the Town of Tuftonboro Lot Merger, Tax Map 43-2-50 and 43-2-2. All members voted in favor. The motion passed.

c. Town of Tuftonboro Corrective Notice of Voluntary Merger

Staff informed the Board that she was advised by Roger Murray, Planning Board Town Counsel, to file a Corrective Notice of Voluntary Merger to correct the error of merging the Town Garage parcel with the Great Meadow parcels in 2013. She stated the Corrective Notice would be recorded at the Carroll County Registry of Deeds and supercede the Notice of Voluntary Merger that was recorded on June 18, 2013 (Book 3085, Page 969).

d. Master Plan; LRPC Contract Extension

Staff informed the Board that LRPC would be submitting a contract extension for the completion of the Scenic and Historic Resources Chapters of the Master Plan.

IV. Informational Items

Bill Marcussen stated the Lang Pond Road Reconstruction Project is out to bid; noting the bids are due July 7th.

V. Other Business

Upcoming Planning Board Meetings

Planning Board meetings are scheduled for July 7th and July 21st.

It was moved by John Lapolla and seconded by Bill Marcussen to adjourn the June 16, 2016 Tuftonboro Planning Board meeting. All members voted in favor.

There being no further business before the Board, the meeting adjourned at 7:39 PM.

Respectfully Submitted,

Lee Ann Keathley

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